

9 DCCE2005/3439/F - CONVERSION OF SEMI-DETACHED HOUSE INTO TWO SELF-CONTAINED FLATS. 96 PARK STREET, HEREFORD, HEREFORDSHIRE, HR1 2RE

For: Mr. N.E. Wagstaff, 96 Park Street, Hereford, HR1 2RE

Date Received: 27th October, 2005 Ward: Tupsley Grid Ref: 51876, 39346

Expiry Date: 22nd December, 2005

Local Members: Councillors Mrs. M.D. Lloyd-Hayes, Mrs. E.A. Taylor and W.J. Walling

1. Site Description and Proposal

1.1 This application seeks planning permission for the subdivision of 96 Park Street, Hereford. The existing property is a semi-detached dwelling house located within the established residential area of Hereford. The neighbouring property to the east has already been subdivided in the same manner as is proposed here. A passageway runs between the application property and the attached neighbour to the west. The majority of the dwellings on Park Street are frontage properties and have no off-street parking facilities. The external alterations are limited to a new entrance in the side of the property, a small rear canopy above the existing rear 'patio' doors, and a new flue. It is proposed to convert the existing three bedroomed property into two, one bedroomed, flats.

2. Policies

2.1 Planning Policy Guidance:

PPS1 - Delivering sustainable development
PPG3 - Housing

2.2 Hereford Local Plan

H12 - Established residential areas – character and amenity
H13 - Established residential areas – loss of features
H14 - Established residential areas – site factors
H17 - Conversion of houses into flats
T5 - Car parking – designated areas
T6 - Car parking - restrictions

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S1 - Sustainable development
S2 - Development requirements
S3 - Housing
S6 - Transport
H16 - Alterations and extensions
H17 - Sub-division of existing housing

T11 - Parking provision

3. Planning History

3.1 None identified.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

4.2 Traffic Manager: No objection.

5. Representations

5.1 Hereford City Council: No objection.

5.2 Local Residents: A single letter of objection has been received. The comments can be summarised as follows:

- Increased parking pressure caused by intensification of use.

5.3 The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 It is considered that the main issues associated with this proposal are as follows:

- Principle of Development;
- Highway Issues;
- Amenity Issues.

Principle of Development

6.2 The adopted Hereford Local Plan Policy H17 and the emerging Herefordshire Unitary Development Plan (Revised Deposit Draft) Policy H17 specifically consider the subdivision of existing housing. These policies state that the conversion of suitable residential buildings will be permitted provided that adequate and appropriate car parking is available, a satisfactory standard of accommodation will be provided, and no unacceptable impact upon the amenities of the locality will result. It is therefore assessed that the proposal is acceptable in principle.

Highway Issues

6.3 The majority of dwellings in this area have no off street parking facilities. It is further the case that the high density layout of the area significantly limits the ability of the locality to deal with this off street parking with large extents of the highway being reduced to single carriageway due to the on street parking on one side of the road. Parking is clearly an issue in this area.

6.4 In light of the above, it is clearly appropriate to consider thoroughly the potential for intensification associated with this proposal. In this case the existing dwelling would require two off-street parking spaces. A one bedroomed flat should be provided with a single space, therefore, two one bedroomed flats require a total of two spaces. Based on these standards there is no intensification between the existing situation and the proposed. Notwithstanding the limitations of the off-street parking, there would be no increased pressure upon the off-street parking than is the case with the existing situation. It is therefore assessed that although the off-street parking is limited in its availability, no intensification will result from this proposal, and the application is supported by the Traffic Manager.

Amenity Issues

6.5 The external alterations proposed are limited in their extent. The resultant conversion will not materially alter the appearance of this property and as such it is considered that no adverse impact will result upon the visual amenities of the locality. Turning to the impact upon residential amenities, it is considered that the occupation of this property as two flats will not result in an increased level of disturbance or nuisance. No loss of privacy or overbearing impact will result and the impact upon residential amenities is therefore considered acceptable.

RECOMMENDATION

That planning permission be approved subject to the following conditions:

1 A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 A06 (Development in accordance with approved plans)

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3 F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

Informatives:

1 N01 - Access for all

2 N03 - Adjoining property rights

3 N15 - Reason(s) for the Grant of PP/LBC/CAC

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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SCALE : 1 : 1250

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